

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

April 13, 2004

Call to Order

Chair Hawley called the meeting to order at 7:00 p.m.

Roll Call

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiake, Ruben Jimenez and Alternate Jim Zwerg

Absent: None

Council Members: Dr. Robert Doster

Staff Present: Joe Blanton, Larry Harmer, Phil Garthright, Skip Nelson, Terry Glenn and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the March 23, 2004 Regular Meeting. Vice-Chair Raney made a motion to approve the minutes of the March 23, 2004 Regular Meeting, seconded by Member Warren. The motion passed unanimously.

4. WITHDRAWALS/CONTINUANCES:

4A. CMP03-111: SPURLOCK RANCH COMMUNITY MASTER PLAN

Request by David Burrows, of CMX, on behalf of Spurlock Land, L.L.C., for the approval of the Spurlock Ranch Community Master Plan generally located southwest from the road alignments of 259th Avenue and Union Hills Drive. The Spurlock Ranch Community Master Plan consists of approximately 2,840 acres and will provide for 7,320 dwelling units. Chair Hawley asked for a motion to continue CMP03-111 to the May 11, 2004 Community Planning and Development Board Meeting. Member Warren made a motion to continue CMP03-111, seconded by Member Jimenez. The motion passed unanimously.

CHAIR HAWLEY REQUESTED A MOTION TO CONTINUE ITEMS 4B APPLICATION NUMBER RZ03-358, 4C APPLICATION NUMBER RZ03-459, 4D APPLICATION NUMBER RZ03-460, 4E APPLICATION NUMBER RZ03-461, 4F APPLICATION NUMBER RZ03-462, AND 4G APPLICATION NUMBER RZ03-463 TO A FUTURE COMMUNITY PLANNING AND DEVELOPMENT HEARING DATE (UNDETERMINED AT THIS TIME). VICE-CHAIR RANEY MADE A MOTION TO CONTINUE ITEMS 4B, 4C, 4D, 4E, 4F. AND 4G SECONDED BY ALTERNATE MEMBER ZWERG. THE MOTION PASSED UNANIMOUSLY.

4B. RZ03-358: ELLICE INVESTMENTS REZONING

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments for the rezoning of approximately 2 acres located south of the southwest corner of Van Buren Road and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

4C. RZ03-459: AKISAKU INDUSTRIES REZONING

Request by Michael Fa, with Design Fusion, on behalf of Akisaku Industries for the rezoning of approximately 1.9 acres located at the northwest corner of Roosevelt Street and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

4D. RZ03-460: WILLOW INVESTMENTS REZONING

Request by Michael Fa, with Design Fusion, on behalf of Willow Investments for the rezoning of approximately 1.1 acres located at the southeast corner of Tonopah Salome Highway and McDowell Road from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

4E. RZ03-461: ELLICE INVESTMENTS REZONING

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, for the rezoning of approximately 1.5 acres located at the southwest corner of McDowell Road and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

4F. RZ03-462: ELLICE INVESTMENTS, WILLOWDALE INVESTMENTS and AKISAKU INDUSTRIES REZONING

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, Willowdale Investments and Akisaku Industries LLC, for the rezoning of approximately 8.7 acres located at the southwest corner of Tonopah Salome Highway and Sun Valley Parkway from C-2 and Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

4G. RZ03-463: WILLOWDALE REZONING

Request by Michael Fa of Design Fusion on behalf of Willowdale Investments for the Rezoning of approximately 1.0 acres located southwest of the southwest corner of Pierce Street and Sun Valley Parkway from the R-43, Rural Residential Zoning District (Maricopa County) to the GC, General Commerce Land Use District.

5. NEW BUSINESS:

5A. AP03-442: BEST WESTERN SITE PLAN

Request by Dave Patel, with Legacy Properties, for site plan approval for a Best Western Hotel on approximately 2 acres of land located at the northwest corner of Durango Street and Miller Road. This site is currently zoned General Commerce, which allows hotels. The Best Western proposes to provide 75 units and conference/meeting room space. Dave Patel of Legacy Properties discussed the proposed site plan. Vice Chair Raney asked if the entire project will be completed in one stage including the right of way and turn lanes? Mr. Patel stated the project will be completed in one phase including paved and tapered northbound left turn and southbound right turn lanes. Also, the project will construct a right-in and right-out entrance on Miller Road in order to improve traffic movement. Mr. Harmer stated that this project would require an offsite improvement bond if offsite improvements were not completed at the time of construction. Chair Hawley opened the public hearing. Mr. Richard Kempiake a resident of Northwood Park Estates, stated his concern over Valencia Water supplying adequate water for this site since the current water pressure for the subdivision is low. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to approve AP03-442, seconded by Alternate Member Zwerg. The motion passed unanimously.

5B. MINGPA04-124: NARDINI MANOR MINOR GENERAL PLAN AMENDMENT

Request by Tana Wrublik, owner of Nardini Manor, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. The property is currently zoned Planned Residential. Commercial Center would be a more appropriate zoning for this business. The applicant is requesting that the Town's Land Use District Map be amended from Planned Residential to Commercial Center on approximately 5.5 acres located at the southeast corner of Jackrabbit Trail and the BWCDD Canal. Tana Wrublik owner of Nardini Manor was present for questions from the Board. Chair Hawley asked if anything would change from the current use? Ms. Wrublik stated the only change would be to sell certain small wedding items. Member Napolitano made a motion to approve MINGPA04-124, seconded by Member Warren. The motion passed unanimously.

5C. RZ04-125: NARDINI MANOR REZONING

Request by Tana Wrublik, owner of Nardini Manor, for the rezoning of approximately 5.5 acres of land located at the southeast corner of Jackrabbit Trail and the BWCDD Canal from Planned Residential to Commercial Center. This request is in conjunction with a Minor General Plan Amendment to amend the Town's Land Use District Map from Planned Residential to Commercial Center. This zoning change will bring the existing site and business into compliance with the Town's Zoning Ordinance. Tana Wrublik owner of Nardini Manor was present for questions from the Board. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve RZ04-125, seconded by Member Kempiaak. The motion passed unanimously.

5D. MINGPA04-131: ED LEWIS MINOR GENERAL PLAN AMENDMENT

Request by Christine Sheehy, with Arizona Land Planning & Development, LLC, on behalf of Ed Lewis, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. This property is currently IND-2 within Maricopa County. The applicant is requesting that the Town's Land Use District Map be amended from General Commerce to Planned Residential on approximately 112 acres located at the southeast corner of Wier Avenue and Jackrabbit Trail. Christine Sheehy of Arizona Land Planning & Development, LLC was present on behalf of Ed Lewis, for questions from the Board. Member Warren made a motion to approve MINGPA04-131, seconded by Vice Chair Raney. The motion passed unanimously.

5E. MINGPA04-132: EVERGREEN DEVCO MINOR GENERAL PLAN AMENDMENT

Request by Tyler Carlson, with Evergreen on behalf of the Napolitano Family Trust, for a Minor General Plan Amendment to the Town of Buckeye's Land Use District Map. This property is currently zoned General Commerce. The applicant is requesting that the Town's Land Use District Map be amended from General Commerce to Planned Residential on approximately 160 acres at the southeast corner of Southern Avenue and Apache Road. Member Kempiaak made a motion to approve MINGPA04-132, seconded by Member Jimenez. Member Napolitano abstained from the motion. The motion passed.

5F. A04-03: QUADEX DEVELOPMENT ANNEXATION

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the annexation of approximately 15.5 acres located 1,260 feet east of Palo Verde Road and Interstate 10. Mr. Garthright gave an overview of the project. Vice Chair Raney made a motion to approve A04-03, seconded by Alternate Member Zwerg. The motion passed unanimously.

5G. MINGPA04-145: QUADEX DEVELOPMENT MINOR GENERAL PLAN AMENDMENT

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the Minor – General Plan Amendment of approximately 15.5 acres from the CC, Commercial Center Land Use District to the GC, General Commerce Land Use District. This property is located 1,260 feet east of Palo Verde Road and Interstate 10. Member Napolitano made a motion to approve MINGPA04-145, seconded by Member Jimenez. The motion passed unanimously

5H. RZ04-58: QUADEX DEVELOPMENT REZONING

Request by Matthew Johnson of Quadex Development Partners on behalf of Ernest Hagenmaier for the Rezoning of approximately 15.5 acres from the R-43, Rural Residential Zoning District (Maricopa County) to the GC, General Commerce Land Use District. This property is located 1,260 feet east of Palo Verde Road and Interstate 10. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve RZ04-58, seconded by Member Warren. The motion passed unanimously.

5I. PP03-430: PULTE/DEL WEBB PRELIMINARY PLAT

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Preliminary Plat identified as Parcels B1, C1, and V1 and as located southwest from the road intersection alignment of Beardsley Road and 263rd Avenue and as situated within the Sun City Festival, Community Master Plan. This Preliminary Plat will provide for 616 units on 228 gross acres. Steve Kunzweiler of Pulte Homes / Del Webb presented several exhibits discussing the land uses and gave a brief description of the proposed project which will develop in three phases. Mr. Kunzweiler explained what an active adult community consists of. He spoke of the 80/20 ratio of 55+ with 2700 out of 3100 acres proposed for active adult and 80 acres of mixed use possibly for a health facility. Chair Hawley asked if the entire project is the Wickenburg school district? Mr. Kunzweiler stated that yes it is. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve PP03-430, seconded by Alternate Member Zwerg. The motion passed unanimously

5J. SPO4-55: PULTE/DEL WEBB SITE PLAN

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a 0.25 net acre site containing a well site (Well # 2) as located southeast from the road intersection alignment of Beardsley Road and 271st Avenue, and as situated within the Sun City Festival, Community Master Plan. Steve Kunzweiler of Pulte Homes / Del Webb presented several exhibits discussing the land uses and gave a brief description of the proposed project. Vice Chair Raney asked if the facility will be enclosed. Mr. Kunzweiler stated that the well site would be contained within a walled compound which

will cover approximately 0.25 acres. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve SP04-55, seconded by Member Jimenez. The motion passed unanimously

5K. SP04-56B PULTE/DEL WEBB SITE PLAN

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a net 0.32 acre site containing a well site (Well # 1) as located west of the southwest corner road intersection alignment of Beardsley Road and 267th Avenue, and as situated within the Sun City Festival, Community Master Plan. Steve Kunzweiler of Pulte Homes/Del Webb presented several exhibits discussing the land uses and gave a brief description of the proposed project. Mr. Kunzweiler stated that the well site would be contained within a walled compound covering approximately 0.32 acres. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Napolitano made a motion to approve SP04-56B, seconded by Alternate Member Zwerg. The motion passed unanimously

5L. SP03-469: PULTE/DEL WEB SITE PLAN

Request by Steve Kunzweiler of Pulte Homes / Del Webb for the approval of a Site Plan on a 4.42 net acre site containing Water Tanks and an Arizona Public Service Electrical Substation as located southeast from the road intersection alignment of Beardsley Road and 267th Avenue, and as situated within the Sun City Festival, Community Master Plan. Steve Kunzweiler of Pulte Homes / Del Webb presented several exhibits discussing the land uses and gave a brief description of the proposed project. The site will contain a 20-foot high, low profile water tank measuring 115 feet in diameter contained within a walled compound covering 3.26 acres. The site will be screened with an 8-foot block wall. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve SP03-469, seconded by Member Napolitano. The motion passed unanimously

5M. SP03-99: FRY'S MARKETPLACE SITE PLAN

Request by Kurt Frimodig of Robert Kubicek Architects, Inc. on behalf of Desert Sonora Co. and Watson & Yuma Properties, L.L.C. for the approval of a Site Plan on a 19.25 net acre site containing a Fry's Marketplace and other commercial development as located southwest from the intersection of Yuma Road and Watson Road. Kurt Frimodig of Robert Kubicek Architects, Inc. on behalf of Desert Sonora Co. and Watson & Yuma Properties, L.L.C., presented several exhibits discussing the land uses and gave a brief description of the proposed project. Representatives from APS were present for questions from the Board and discussed the KV lines. Chair Hawley asked if there would

be a traffic light at Yuma and Watson? Skip Nelson stated that the intersection would have a traffic light, which will be provided by Sundance. Mr. Blanton explained that the developer is required to pay a buy-in fee to Sundance for wastewater. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Warren made a motion to approve SP03-99 with a recommendation to add stipulation "AA" to read as follows: Developer shall be required to pay a "buy-in" fee of approximately \$2,200.00 per BDU. The motion was seconded by Member Jimenez. The motion passed unanimously

5N: SIGN04-88: PARKSIDE AT BUCKEYE SIGNAGE PLAN

Request by Melinda Palladino of Motivational Systems Inc., on behalf of Vantage Homes for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Parkside at Buckeye. Parkside at Buckeye is generally located at the northwest corner of Irwin Avenue and Miller Road. Melinda Palladino of Motivational Systems Inc. was present for questions from the Board. Member Warren inquired about the status of the Kiosk program? Mr. Harmer stated that staff is waiting for the Town Attorney to make a recommendation and he will follow up with the Board as to the status. Member Warren made a motion to approve SIGN04-88, seconded by Alternate Member Zwerg. The motion passed unanimously

5O. SIGN04-113: DOVE COVE ESTATES SIGNAGE PLAN

Request by Deb Wood of Motivational Systems Inc., on behalf of Standard Pacific Homes for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Dove Cove Estates. Dove Cove Estates is generally located north of the northeast corner of Miller Road and Southern Avenue. Deb Wood of Motivational Systems Inc., on behalf of Standard Pacific Homes was present for questions from the Board. Member Kempiake made a motion to approve SIGN04-113, seconded by Member Napolitano. The motion passed unanimously

5P. A04-05: AKISAKU INDUSTRIES ANNEXATION

Request by Michael Fa, of Design Fusion, on behalf of Akisaku Industries, for the annexation of the following: A portion of Section 5, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: (Parcel 504-15-060: Lot 28 of Sweetwater Estates as recorded in Book 126, Page 32 of Maricopa County Records; EXCEPT the East 10 feet thereof). The Board was given a letter from Michael Fa of Design Fusion requesting a continuance of A04-05 to a non-specific date due to unresolved issues. Vice Chair Raney made a motion to continue A04-05 to an unspecified date. The motion was seconded by Alternate Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next meeting would be on May 11, 2004. The Westwind CMP was distributed to the Board.

REPORT FROM THE DEVELOPMENT BOARD:

Vice Chair Raney will not be in attendance on the May 11th Community Planning and Development Board meeting. Member Kempiaik inquired about the Checker fence becoming a block wall. Mr. Harmer stated that Checker would not receive an occupancy permit until they put up the block wall. Alternate Member Zwerg asked why the Town's rating was low for the Valley Forward, city survey? Mr. Blanton explained the nature of the questionnaire and review.

ADJOURNMENT:

Vice chair Raney made a motion to adjourn the meeting seconded by Alternate Member Zwerg. The motion passed. The Meeting adjourned at 8:20 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 13^h day of April 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary